

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 16, 2007

John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Community Building, 51 Muddy Creek Forks Rd., Brogue, PA. Mr. Shanbarger led those in attendance in the pledge to the flag.

Members present: Chairman John Shanbarger, Vice-chairman Bruce Miller, Members Mark Bupp, Henry Tyson, and John Urey.

Members absent: Ralph Daugherty and Thomas Gizzi

Others present: Township Engineer Casey Deller, Zoning Officer Jeffrey Koons, and Secretary-Treasurer Brenda Gohn.

There was a quorum present.

APPROVAL OF MINUTES:

Bruce Miller made the motion to waive the reading of the minutes of 9/18/07 and to approve the same as written. Seconded by Mark Bupp, motion carried.

The Secretary inquired, on behalf of Jeanne Harry, as to whether Mrs. Harry's twenty-seven acre property (HN-18) can be subdivided into one seven acre parcel and one twenty acre parcel. It was recommended that she subdivide one ten acre parcel and one seventeen acre parcel, keeping the extra dwelling right with the seventeen acre parcel so as not to violate clean and green should this extra dwelling right be subdivided off in the future.

PUBLIC COMMENT:

Pitts Dockman was present to discuss the Baublitz Airport, also known as Chanceford Aviation LLC. He stated that while the Township Solicitor feels that the Township has no other alternative but to adopt airport zoning, he feels there are two other alternatives. The Township could file a mandamus against the Bureau of Aviation for not enforcing their own regulations or the Township could file an act of eminent domain against the airport. Mr. Dockman presented the Commission members with statistics on an economic perspective of eminent domain against the airport versus airport zoning changes. Mr. Dockman requested that the Planning Commission recommend to the Board of Supervisors that they commence condemnation proceedings. Chairman John Shanbarger told Mr. Dockman that it is too premature to make that kind of recommendation.

TRANSFER OF DWELLING RIGHTS:

The Commission felt that the transfer of dwelling rights should remain as it is presently in the Zoning Ordinance. It may be discussed in the future after the Comprehensive Plan has been completed.

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PROPOSED AMENDMENTS:

The Planning Commission will discuss the following at the next meeting:

1. Nuisance/Noise Ordinance
2. In-law quarters
3. Redefine Contractor's Office

ADJOURNMENT:

There being no further business, Bruce Miller made the motion to adjourn the meeting. Seconded by Mark Bupp, the meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

